

Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS" application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000
www.dnrec.state.de.us/DNRECeis
datamil@delaware.gov
www.state.de.us/deptagri

1. Project Title/Name: Poole Property

2. Location (please be specific): 841 Middletown Warwick Road (Route 301)

3. Parcel Identification #: 13-021.00-013

4. County or Local Jurisdiction Name: Town of Middletown

5. Owner's Name: Poole Ventures, L.L.C.

Address: 111 Patriot Drive Suite D

City: Middletown

State: DE

Zip: 19709

Phone: 302-378-7300

Fax: 302-378-1134

Email:

6. Applicant's Name: Woodin + Associates, L.L.C.

Address: 111 Patriot Drive Suite D

City: Middletown

State: DE

Zip: 19709

Phone: 302-378-7300

Fax: 302-378-1134

Email: dhulme@woodinassociates.com

7. Project Designer/Engineer: Woodin + Associates, L.L.C.

Address: 111 Patriot Drive Suite D

City: Middletown

State: DE

Zip: 19709

Phone: 302-378-7300

Fax: 302-378-1134

Email: dhulme@woodinassociates.com

8. Please Designate a Contact Person, including phone number, for this Project: Denis Hulme 302-378-7300

Information Regarding Site:

9. Type of Review: ☐ Rezoning ☐ Comp. Plan Amendment (Kent County Only) ☒ Site Plan Review
☒ Subdivision

10. Brief Explanation of Project being reviewed:
Mixed Use: Miscellaneous retail pad sites, Office buildings, Self storage facility

11. Area of Project(Acres +/-): 59.59

12. According to the State Strategies Map, in what Investment Strategy Level is the project located? ☐ Investment Level 1
☐ Investment Level 2 ☒ Investment Level 3 ☐ Investment Level 4 ☐ Environmentally Sensitive Developing
(Sussex Only)

13. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications.
NO

14. Present Zoning: SR

15. Proposed Zoning: C-3

16. Present Use: Agricultural

17. Proposed Use: Commercial

18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances:
Unknown

19. Comprehensive Plan recommendation: Mixed Use

If in the County, which area, according to their comprehensive plan, is the project located in:

New Castle ☐

Kent ☐

Sussex ☐

Suburban ☐

Inside growth zone ☐

Town Center ☐

Low Density ☐

Suburban reserve ☐

Outside growth zone ☐

Developing ☐

Other ☐

Environ. Sensitive Dev. District ☐

20. Water: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)

Service Provider Name: Town of Middletown / Artesian Water Company

Will a new public well be located on the site? ☐ Yes ☐ No What is the estimated water demand for this project? 72,100 gpd

How will this demand be met? Town watermain system expansion

21. Wastewater: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)

Service Provider Name: Town of Middletown

22. If a site plan please indicate gross floor area: 721,000

23. If a subdivision: ☒ Commercial ☐ Residential ☐ Mixed Use

24. If residential, indicated the number of number of Lots/units: Gross Density of Project: Net Density
Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..

25. If residential, please indicate the following:

Number of renter-occupied units:

Number of owner-occupied units:

Target Population (check all that apply):

Renter-occupied units

☐ Family

☐ Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

☐ First-time homebuyer – if checked, how many units

☐ Move-up buyer – if checked, how many units

☐ Second home buyer – if checked, how many units

☐ Active Adult (Check only if entire project is restricted to persons over 55)

26. Present Use: % of Impervious Surfaces: 1%
Square Feet:

Proposed Use: % of Impervious Surfaces: 60%
Square Feet:

27. What are the environmental impacts this project will have?

How much forest land is presently on-site? 4.9 How much forest land will be removed? 0

Are there known rare, threatened, or endangered species on-site? ☐ Yes ☒ No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? ☒ Yes ☐ No
Recharge potential maps are available at

Kent County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap11.pdf>

Sussex County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap12.pdf>

New Castle County has a map viewer that shows the Wellhead protection areas and excellent recharge areas under Natural Features – Water Resources.

<http://dmz-arcims02.co.new-castle.de.us/website/nccparcelmap2/viewer.htm>

Does it have the potential to impact a sourcewater protection area? ☒ Yes ☐ No

28. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? ☐ Yes ☒ No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? ☐ Yes ☒ No If "Yes," please include this information on the site map.

29. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☒ Yes ☐ No

Are the wetlands: ☐ Tidal Acres
☒ Non-tidal Acres 0.7

If "Yes", have the wetlands been delineated? ☐ Yes ☒ No

Has the Army Corp of Engineers signed off on the delineation? ☐ Yes ☒ No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☐ Yes ☒ No If "Yes", describe the impacts:

Will there be ground disturbance within 100 feet of wetlands ☐ Yes ☒ No

30. Are there streams, lakes, or other natural water bodies on the site? ☐ Yes ☒ No

If the water body is a stream, is it: ☐ Perennial (permanent) ☐ Intermittent ☐ Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? ☐ Yes ☐ No

Will there be ground disturbance within 100 feet of the water bodies ☐ Yes ☐ No If "Yes", please describe :

31. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?
☐ Yes ☒ No

If yes, please list name:

32. List the proposed method(s) of stormwater management for the site: Wet Ponds, infiltration

Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): Wooded ravine; infiltration

Will development of the proposed site create or worsen flooding upstream or downstream of the site? ☐ Yes ☒ No

33. Is open space proposed? ☒ Yes ☐ No If "Yes," how much? 4.2 Acres Square Feet

Open space proposed (not including stormwater management ponds and waste water disposal areas) 1.0 acres/Sq ft.

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Passive recreation, SWM

Where is the open space located? See Plan

Are you considering dedicating any land for community use (e.g., police, fire, school)? ☐ Yes ☒ No

34. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? ☐ Yes ☒ No If "Yes," what are they?

35. Is any developer funding for infrastructure improvement anticipated? ☒ Yes ☐ No If "Yes," what are they? Transportation

36. Are any environmental mitigation measures included or anticipated with this project? ☐ Yes ☒ No

Acres on-site that will be permanently protected

Acres on-site that will be restored

Acres of required wetland mitigation

Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed

Buffers from wetlands, streams, lakes, and other natural water bodies

37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? ☐ Yes ☒ No

38. Will this project generate additional traffic? ☒ Yes ☐ No

How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season 31,000

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 1%

39. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders.

This project will create fourth leg of intersection of 301 and Levels road and provide road stubs to the east and west. Also provide location for interchange for future US 301 limited access highway.

40. Will the street rights of way be public, private, or town? Public

41. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? ☐ Yes ☒ No

42. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. See #39

43. Are there existing or proposed sidewalks? ☒ Yes ☐ No; bike paths ☒ Yes ☐ No

Is there an opportunity to connect to a larger bike/pedestrian network? ☒ Yes ☐ No

44. Is this site in the vicinity of any known historic/cultural resources or sites ☐ Yes ☒ No

Has this site been evaluated for historic and/or cultural resources? ☐ Yes ☒ No

Will this project affect, physically or visually, any historic or cultural resources? ☐ Yes ☒ No
If "Yes," please indicate what will be affected (Check all that apply)

- ☐ Buildings/Structures (house, barn, bridge, etc.)
- ☐ Sites (archaeological)
- ☐ Cemetery

Would you be open to a site evaluation by the State Historic Preservation Office? ☐ Yes ☒ No

42. Are any federal permits, licensing, or funding anticipated? ☐ Yes ☒ No

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?
☐ Yes ☒ No If yes, please List them:

45. Please make note of the time-line for this project: Plan approval 3/08, Completion 12/11

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

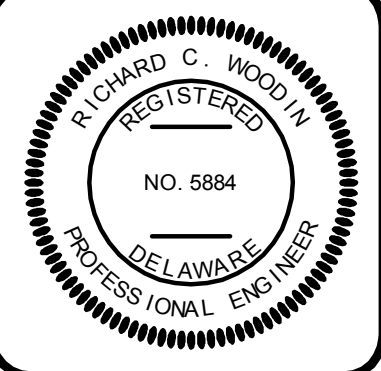
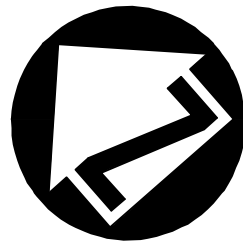
Signature of property owner

10-1-07
Date

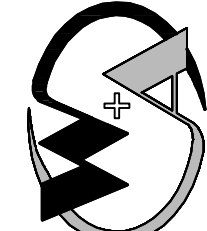
Signature of Person completing form
(If different than property owner)

10-1-07
Date

Signed application must be received before application is scheduled for PLUS review.



WOODIN + ASSOCIATES, L.L.C.
CONSULTING ENGINEERS & LAND PLANNERS
LEVELS BUSINESS PARK
111 PATRIOT DRIVE - SUITE D
MIDDLETOWN, DELAWARE 19709
PH: (302) 378-7900 FX: (302) 378-1134



LOCATION MAP

SCALE: 1" = 2,000'

MIDDLETOWN GENERAL NOTES:

- | | |
|-----------------------------------|---------------------------------------|
| 1. Existing Zoning: | C-3 |
| 2. Tax Parcel No.: | 13-021.00-013 |
| 3. Proposed Zoning: | C-3 |
| 4. Datum: | NGVD1929 |
| 5. Gross Acreage: | 288.6871 Ac.; 288.1826 Ac. (TIE-LINE) |
| 6. Street Right-of-Way Dedicated: | 10.92 Acres |
| 7. Total Area of Lots: | 66.87 Acres |
| 8. Total Area in Open Space: | 0.00 Acres |
| 9. Proposed Land Use: | Commercial |
| 10. Utilities: | |

Water Supply: Town of Middletown. Subject to the approval of the Delaware State Department of Natural Resources and Environmental Control, the Delaware Division of Public Health, and the Town of Middletown.

Sanitary Sewer: Town of Middletown. Subject to the approval of the Delaware State Department of Natural Resources and Environmental Control, the Delaware Division of Public Health, and the Town of Middletown.

Storm Drainage: Town of Middletown. All on-site drainage facilities shall be publicly owned and publicly maintained. Drainage facilities shall be in accordance with the New Castle County Drainage Code and the Delaware Sediment and Stormwater Regulations data 1989 or as later amended.

Electric: Town of Middletown. Subject to the Town's approval.

- | | | | |
|--|--|-----|--|
| 11. Owner/Developer:
Address: | People Ventures, L.L.C.
111 Patriot Drive, Suite D,
Middletown, DE 19709 | | |
| Phone Number: | (302) 378-7300 PH. (302) 378-1134 FX. | | |
| 12. Concrete Monuments: | Existing: | TBD | |
| | Proposed: | TBD | |
| 13. Fire Hydrants: | Existing: | TBD | |
| | Proposed: | TBD | |
| 14. No debris shall be buried on site. | | | |

15. All fire lanes, fire hydrants, fire department connections, sprinklers, standpipe connections and fire exits shall be marked and/or protected in accordance with the Delaware State Fire Regulations. See Fire Hydrant / Waterline Circulation / Fire Lane Designation Plan prepared by Woodin + Associates, L.L.C., dated _____ or as amended and approved in writing by the Town of Middletown, is hereby considered a part of the Record Plan.

16. A 20' sanitary sewer easement, 20' storm drainage easement, 20' watermain easement or a 20' electric easement, 10' respectively, on each side of the centerline of the pipe, or utility lines shall be created, wherever possible, where a sanitary sewer, storm sewer, watermain or electrical line is designated for public use and is outside the dedicated public right-of-way.

17. A 5' wide easement on each side and rear single family residential lot shown on this plan, subsequently, established within the perimeter boundaries shown on said plan is hereby dedicated to be available for any utility use, provided that where any lot line is eliminated, the easement along said lot line is extinguished except as to utilities then existing in said easement.

18. Developer shall preserve all trees on this site, except where necessary to construct buildings, parking, access ways, recreational facilities and utilities, and selective thinning of existing trees. Specific species of plant material as designated on this plan (if such a plan is an integral part of this plan) shall be preserved and properly protected during construction.

19. Subdivision streets constructed within the limits of the right-of-way dedicated to the Town of Middletown shown on this plan are to be maintained by the Town of Middletown following the completion of the streets by the developer to the satisfaction of the Town. The Town assumes no maintenance responsibilities within the dedicated street right-of-way until the streets have been accepted by the Town. All streets shall be curbed. Curb type shall be concrete and meet DeIDOT detail standards.

20. All common facilities including, but not limited to, paved areas, sidewalks, curbing, landscaping, open space, and/or drainage facilities shall be kept in good repair and maintained in a safe sanitary condition.

21. All roads will be designed in accordance with DelDOT Rules and Regulations for Suburban Streets, and the Town of Middletown Construction Specifications.

22. All internal residential streets so indicated are hereby dedicated for public use.

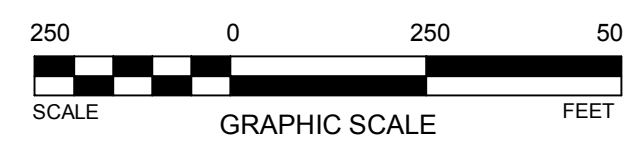
23. In accordance with the Federal Emergency Management Agency Flood Insurance Rate

- maps, numbers 1000000000 0 & 1000000000 0, dated October 0, 2000, no portion of the site contains 100 year flood limits.

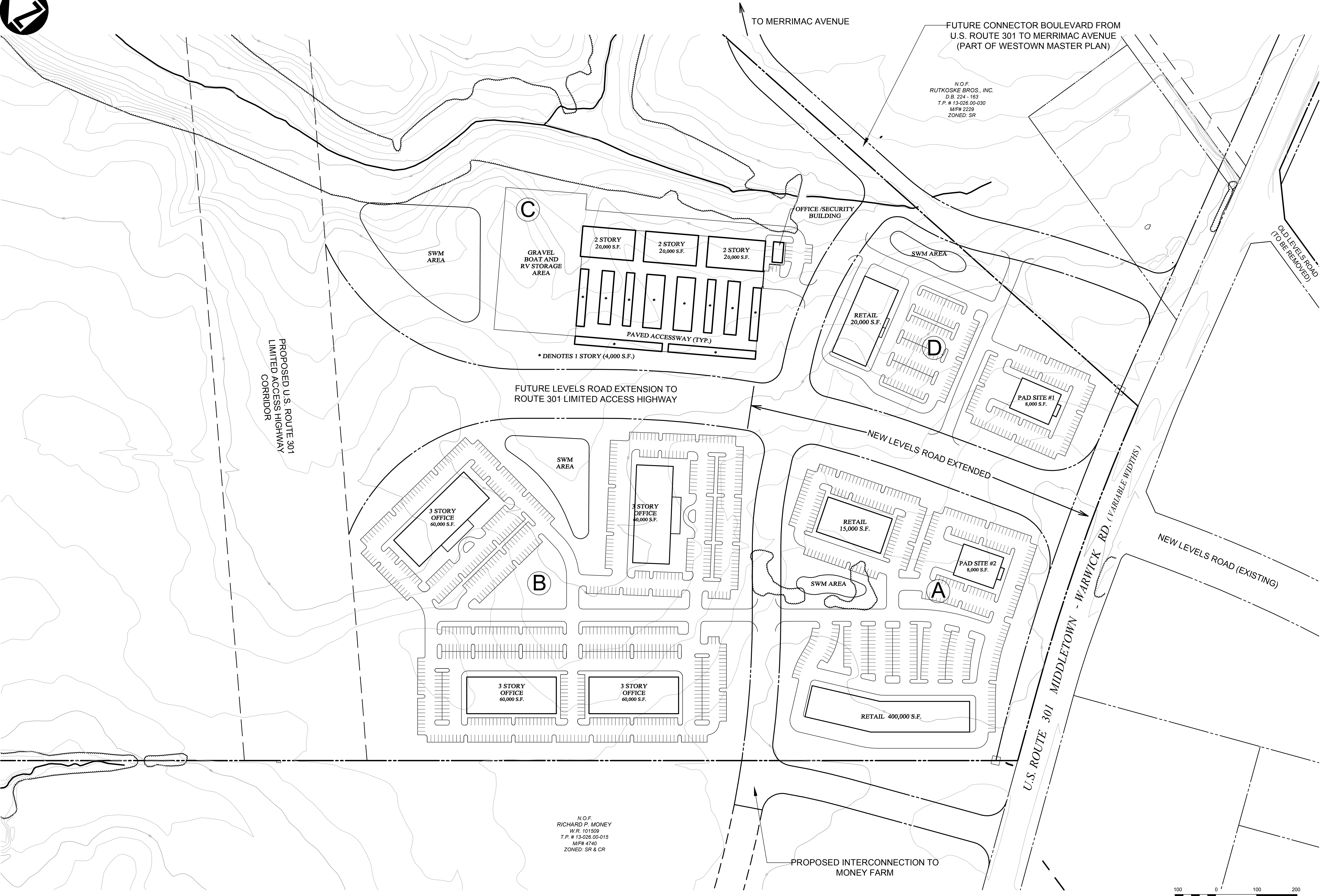
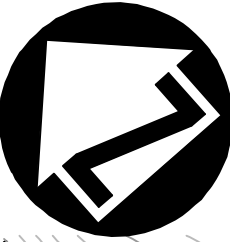
24. All lot purchasers shall permit the developer, or his agents temporary trespass upon the purchaser's lot to complete or repair the various improvement elements (grading, etc.) shown on the approved final plan for the period from purchase of his lot to eighteen (18) months from the date of acceptance of public improvements by the Town of Middletown.

25. All lot purchasers shall permit Town officials temporary trespass upon the purchaser's lot to inspect the various improvement elements shown on the approved final plan for the period from the purchase of his lot to eighteen (18) months from the acceptance of public improvements by the Town of Middletown.

26. All public utilities including, but not limited to, electric, gas, and telephone shall be placed underground within the subdivision and land development. Such utilities shall be installed in strict accordance with the prevailing standards and practices of the utility or other company providing service, except where it is demonstrated to the satisfaction of the Town of Middletown that underground installations are not feasible because of physical conditions of the land.

[illegible]

DESIGN	RCW
DRAFT	JLB
APPROVED	RCW
DATE	09/28/2007
SCALE	1" = 250'
SHEET	
1	2
OF	
FILE PATH:	
Town of Middletown/Von Croy III(Concent Plan)Concent Plan	



100

0

100

200

SCALE

GRAPHIC SCALE

FEET

DESIGN	RCW
DRAFT	JLB
APPROVED	RCW
DATE	09/28/2007
SCALE	1" = 100'

2

OF

2

FILE PATH:

Town of Middletown/Von Croy III/Concept Plan/Concept Plan

CONCEPT PLAN

PROPERTY KNOWN AS

POOLE FARM

SITUATE IN

TOWN OF MIDDLETOWN

NEW CASTLE COUNTY - STATE OF DELAWARE

WOODIN + ASSOCIATES, L.L.C.

CONSULTING ENGINEERS & LAND PLANNERS

LEVELS BUSINESS PARK

1000 LEVELS ROAD

MIDDLETOWN, DELAWARE 19709

PH: (302) 378-7300 FX: (302) 378-1134

RICHARD C. WOODIN

REGISTERED

NO. 5884

DELAWARE

PROFESSIONAL ENGINEER

Preliminary Land Use Service (PLUS)

Poole Property
2007-10-11

- Project Area
- Municipalities
- Purchased Dev. Rights
- Ag District
- Public Owned/Protected
- Forestry Easements
- Delaware State Forests
- Working Forests
- Highest Value Agriculture

Strategies

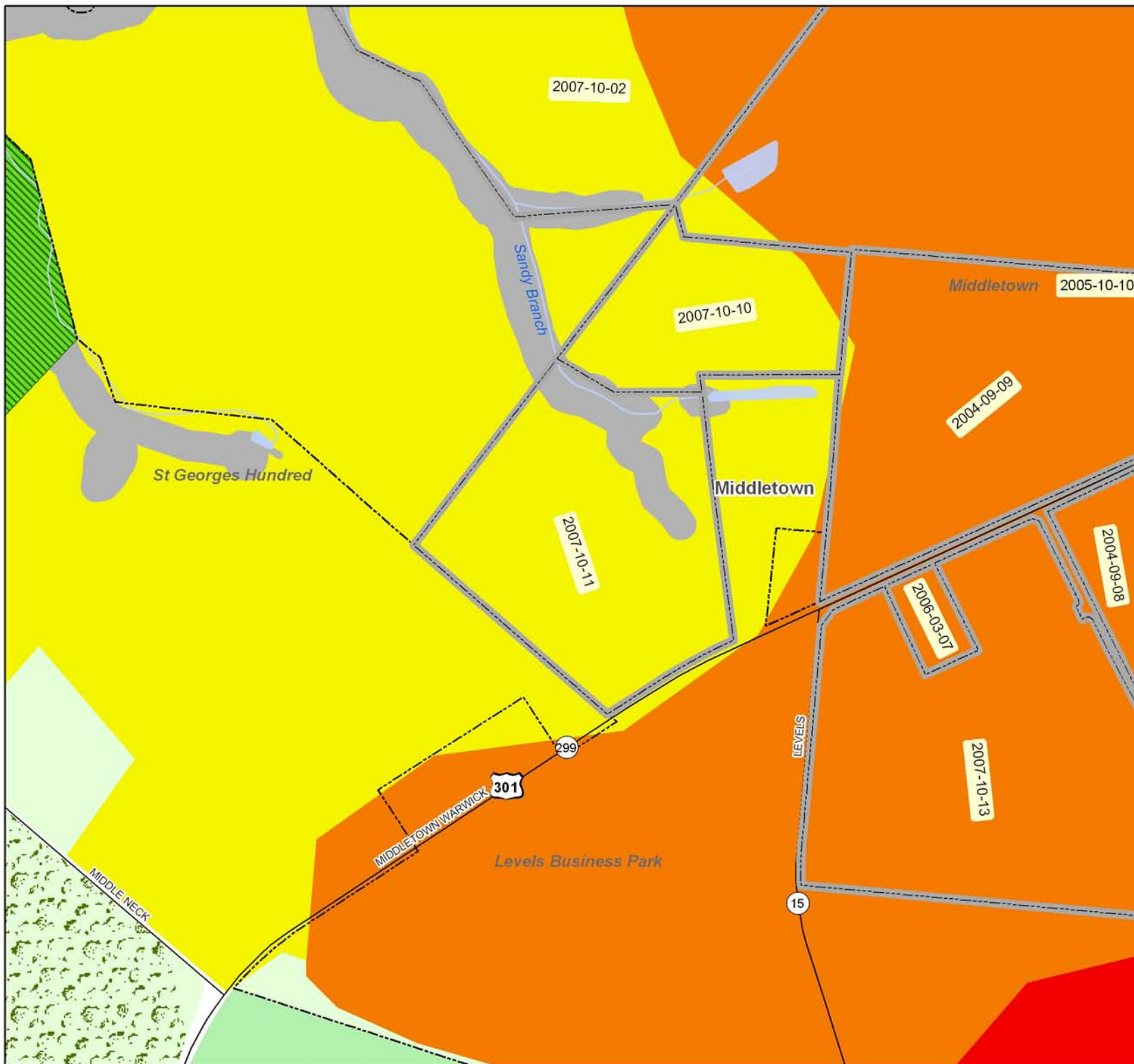
- Level 1
- Level 2
- Level 3
- Level 4
- Nat. Res. & Rec. Priorities
- Out of Play
- Area of Dispute
- Area of Study
- Env. Sens. Dev. (Sussex)

Feet
0 10000 400

1:10,000



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Preliminary Land Use Service (PLUS)

Poole Property
2007-10-11

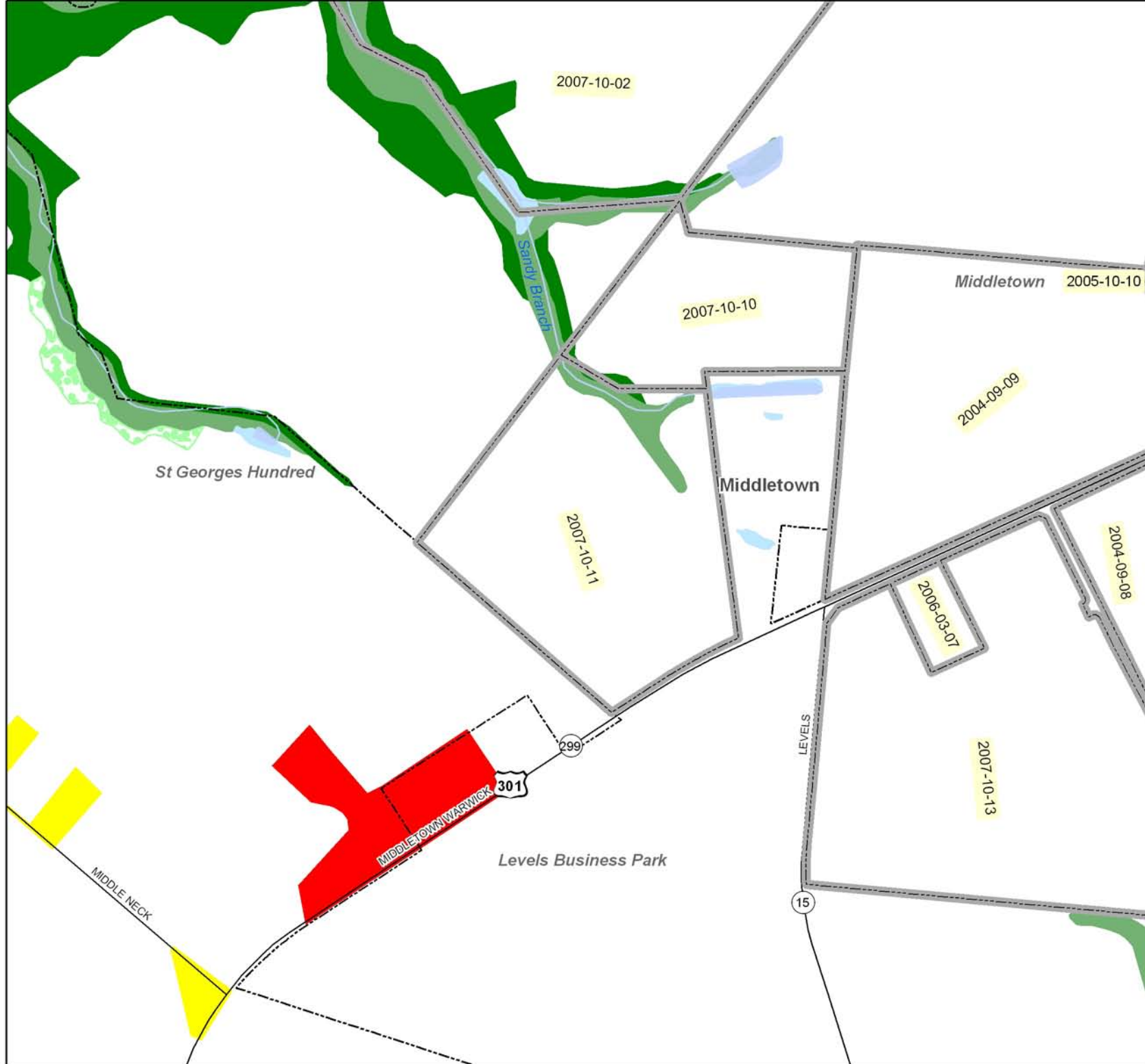
-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition



1:10,000



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Preliminary Land Use Service (PLUS)

Poole Property
2007-10-11

-  Project Area
-  Municipalities



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